

JACKSON COUNTY LAND

AUCTION

Tuesday, September 29, 2015

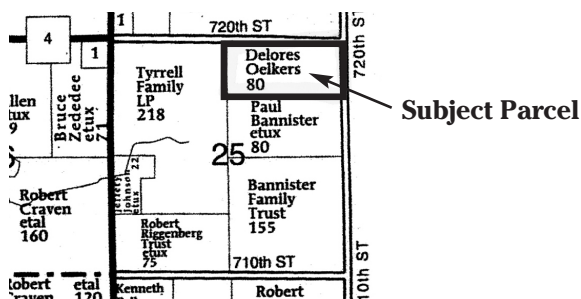
Sale Starts 9:30 A.M.

Sale Located: Dunnell Community Building Dunnell, Mn.

Farm Located: 3 ½ miles West of Dunnell, Mn. on County Rd. 8,
then 2 miles south on 10th Ave. to farm location

SELLING 80 ACRES

(More or less)



TERMS

10% nonrefundable down payment day of the sale with balance due on or before November 25th, 2015. Buyers will sign a real estate contract at conclusion on the auction that will contain the purchase terms. Sellers & Tenant to keep any rents or crops for the 2015 crop year. Lease has been terminated, with buyer having full rights to farm in the 2016 crop year.

The Property is being sold in "As Is" condition. Final sale is subject to the seller's approval or rejection. All prospective buyers are encouraged to inspect and verify all information provided herein. Auction staff represents the sellers for this transaction. Any announcements made sale day take precedence over written material.

LEGAL DESCRIPTION

North Half (N1/2) of the Northeast Quarter (NE ¼) of Section 25, Petersburg Township, Jackson County, Mn.

F.S.A. INFORMATION

| | |
|----------------------|---------------------|
| Total Acres | 80 Acres |
| Tillable Acres | 78 Acres |
| Corn Base..... | 41.1 Acres |
| Corn Yield..... | 165 Bus. |
| Soybean Base | 35.8 acres |
| Soybean Yield..... | 44 Bus. |
| CER Rating | 84.6 |
| Property Tax | \$3,050.00 per year |

TAXES

Taxes are \$3,050.00 per year. Seller will pay property taxes due November 2015, to bring the taxes up to date to December 31st. 2015 Buyer will assume all taxes beyond Jan. 1 2016.

AUCTION NOTE

The Auction staff is pleased to be handling the Delores Oelkers Estate Land auction. This is a good producing farm with an 84.6 CER rating that carries very good soils and excellent production history. Call Auction Staff for more information or full farm packets, see you sale day.

www.howellrealestateandauction.com

HOWELL
Real Estate
& Auction

Larry Howell - 712-260-9693
Mark Howell - 712-260-9690

Gary Helmers - 507-236-2921
Office - 712-362-4844

Delores Oelkers Estate - Owner